

PROPOSED WORKS AT WOODLANDS

CANTERBURY DRIVE, BAMFORD, ROCHDALE

HERITAGE STATEMENT

FEBRUARY 2024

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1. The application building

The application property is Woodlands, a detached house located on Canterbury Drive, Bamford, in the Metropolitan Borough of Rochdale, Greater Manchester.

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2. Designation

The property is itself undesignated but adjoins the boundary of Moorgate Conservation Area along with the nearby Grade II listed number 15 Broadhalgh Avenue.

3. The proposal

An application has been submitted to Rochdale Metropolitan Borough Council for two storey side and rear extensions; a first floor front extension, following demolition of conservatory; new car ports to front and side also forming balcony area to side; along with formation of raised decked area to rear and a new storage outbuilding to garden area. .

4. Heritage impact

The heritage consideration raised by the proposal is its potential impact upon the setting and therefore the significance (i.e. heritage interest and value) of the conservation area and listed building.

5. Significance of the conservation area

The significance of Moorgate Conservation Area essentially derives from its character and appearance as a relatively unaltered suburban locality composed of mainly semi-detached 1930s-1950s houses along with some earlier large detached residences along Broadhalgh Lane, including number 15.

6. Significance of the listed building

The significance of 15 Broadhalgh Avenue derives primarily from its special architectural and historic interest as a large detached house of 1907-1909 designed by architects Parker and Unwin in the Arts and Crafts manner. Its setting is a largely 20th century suburbia that has replaced its original rural surroundings.

7. Policy context

Chapter 16 (*Conserving and Enhancing the Historic Environment*) of the National Planning Policy Framework (revised December 2023) provides the guidance on how applications affecting the historic environment are to be dealt with. Paragraph 203 states that in determining applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and*
- *The desirability of new development making a positive contribution to local character and distinctiveness*

The relevant local planning policy relating to the present application is Policy P2 (Protecting and Enhancing Character, Landscape and Heritage) of the Rochdale Core Strategy, which was formally adopted on October 19, 2016. Part 2a states that key heritage assets, both statutory and non-statutory, will be conserved, enhanced and promoted, including consideration of their wider settings.

8. Impact of the proposal

The application building is set back from Canterbury Drive and entirely screened from public view both from the conservation area and from the listed building. Owing to this and the nature of the works, there will be no perceptible change to the setting of either.

9. Conclusion

The proposal will have a neutral effect upon the setting of the conservation area and listed building, whose significance will therefore be sustained. The proposal is thus in complete accordance with national guidance and the local development plan, and hence merits approval without delay.